

Dear YRA Members,

Welcome to 2010 and the first YRA Newsletter for the year. February 2009 saw YRA commence operation as an alliance of Yatala Residents who were concerned over the issues of current and future Industrial Development in the area, plus the increase of traffic on Stanmore Road and into the future. Twelve months on, YRA has made some significant steps in keeping these issues well and truly in the forefront of the minds of the GCCC, State and Federal Governments. YRA has strived for future developments to have more sympathy for those who live in the area and /or traverse the roads for work or school.

So where is YRA today? Let's update the key matters.

STANMORE ROAD

In the YRA Newsletter #4 – Nov 2009, YRA was advised by the GCCC of a series of dates for the commencement of STAGE 3 – the section that affects the residents of Yatala. The earliest date of commencement seemed to be 2011, however there have been a considerable number of surveyors seen on the road as well as on the roads feeding onto Stanmore Road for stage 3, so it is hoped that plans are well underway. In the light of these actions, YRA's Stanmore Road Information Officer has requested an update from the GCCC and at the date of issuing this newsletter, his request is yet to be answered. What we do know is that the GCCC are well aware of the current increase in traffic on the road and have acknowledged that this must be taken into account when the plans are finalised for stages 3 and 4 as safety is vital for all concerned.

DARLINGTON PARK

It is understood that this development application is still making its way through the mediation stage before reaching the final stages in the Planning and Environment Court some time in 2010.

In late November 2009, YRA Members were asked if they had any pictorial images from their homes that show their outlook onto Darlington Park. This was for a CD to be collated to assist both the GCCC and Developer to appreciate the visual aspects of those residences overlooking all or part of Darlington Park. In addition, any images of endangered wildlife (mammals and birds) in the area were also requested. Thanks must be given to those whom responded as it allowed for a CD to be created in time for the December mediation session.

The outcome of that session was that the Visual Amenities Experts for the GCCC and Developer requested assistance with a visit to some of the areas where the photographs were taken and again, YRA gives thanks to those residents who allowed access to their properties for these gentlemen accompanied by two YRA members to carry out their assessment.

Notes were made during the visit and some of this content is shown below (without naming the actual properties visited for security and legal reasons).

"The following are some notes on issues covered with visual amenity experts for the GCCC and the Developer and took photos from properties with views to Darlington Park as follows:

Enkleman Road / Taperoo Court / Kumalie Court.

We (YRA Members) also took more images – all authorised by the owners of the properties.

During our walk we discussed the fact that some of the trees along Stanmore Road which currently provide screening, will be cleared when the road expansion proceeds. We also were advised if the hill is cleared, the fill along the southern side of the property along Stanmore Road will be some 20 metres in height and the proposed 15 metre high walls would be situated along the Stanmore Rd side of the property.

*One of the experts asked if the visual amenity was our only issue and we indicated that noise and odour were of equal concern and that we had addressed these in our submissions to Council. We emphasised that we currently have odour issues from industry sources as far as 2-3 kilometres away and are very concerned about the proposed general industry along Stanmore Road, which included the possibility of a waste recycling plant as little as 300-400 metres away from the residents, we noted that they were aware of Council's **Ultimate precincts plan which has Low impact Not General industry along Stanmore Road.***

We also pointed to the dust clouds visible from the quarry locations and hinted that we do not need additional pollution. We also indicated our concern in regard to the narrow buffer proposed along Peachey Road. Also advised them of lookout in Vennor Drive in case they were interested in taking some photos from there"

YRA asks for your continued HELP – please take any images that you can of any animal or bird that seems to be a rarity in your area OR, if you see anything that gives you reason for concern emanating from the vicinity of Darlington Park or behind that location. Please email images to: yra@yatala.info. Another CD will be produced to assist both the GCCC and Developer for the next mediation session.

NOTE: The development signs at Darlington Park were removed – they may well have been in breach of the GCCC's size regulations without approval for same.

PETER'S UPDATE

Thanks to YRA for the invitation to speak about watercourses at your Christmas party. I must say I thoroughly enjoyed meeting some of your members. Highlighting the imbalances I spoke of that we are causing to the natural system was the massive fish kill in the Pimpama River. Most of you would have seen this reported on the news a few weeks ago. While there are many opinions as to what caused this almost instantaneous realized tion of the watercourse, most are backed with very little actual science. Safe to say it has been a number of factors that combined to cause the ecosystem to collapse. I have put forward a theory to the authorities that is a little too complicated to fully explain here but involves the rather unique rainfall event that occurred in the upper catchment bringing heavily sediment laden flood waters which flowed over and reacted with the disturbed acid soils in the dry lower catchment. This reaction appears to have stripped oxygen from the water and combined with the direct acid attack meant the environment was toxic to fish and crabs trapped in the river with the tidal gates not open due to the king tides. We can expect to see a lot more dead fish as it appears the government does not have the

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resources to even investigate this problem let alone to manage the problem by implementing compliance measures to reduce the inputs that cause the system to break down.

Yatala residents have the current issue with the development of the Sandy Creek area. Most creeks in the area have been degraded through over one hundred years of uninformed land management. This is not to say they should be abandoned as a lost cause. Once the correct soil-water-vegetation regimes have been assembled a natural system will establish quite quickly. Ideally through a full catchment management plan a watercourse can be set up and managed as a viable and productive ecosystem. The problem is that the development approval process is only required to identify environmental value 'pre-development'. Not only should the existing systems like Sandy Creek and its tributaries be identified but it is critically important the 'potential' of the watercourse as a primary ecosystem be realized and re-developed as part of the urban development process.

There are some good examples of creek restoration in our locality and maybe we need to take some of the local politicians on a field trip to inspect some of these.



1993 Pimpama River 'before'



Pimpama River 'now'

Peter mentions Sandy Creek as a significant WATER COURSE from the Darlington Ranges. A YRA member reported that on Sunday morning the 7th February 2010 the volume of water in Sandy Creek was flowing so rapidly that it was unable to flow from Darlington Park to the other side of Peachey Road using the current method of distribution. Instead it was flowing rapidly right over the road and looked like it was of significant depth that it could have pushed any car trying to cross it, off the road. Turning around was the sensible option taken by this YRA member and an alternate route to Ormeau was a necessity – not that that was without it's issues, as the Pagan Road roundabout was under water at Darlington Road. Again too much volume of water to cope with the current drainage system. Hopefully that will be fixed when Stanmore Road Stage 3 is finalised!

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ODOURS

That matter of the unpleasant odours emanating from the current Industrial area in Yatala is still an ongoing issue. DERM is investigating it (YRA is following up to check on the progress of that investigation), however Councillor Donna Gates Division 1 has also looked into the matter again – copy of her email to YRA shows below (names have been removed for security purposes):

From: GATES Donna [mailto:DGATES@goldcoast.qld.gov.au]
Sent: Wednesday, 10 February 2010 12:25 PM
Subject: RE: Odour Issues

Dear XXX

I overlooked responding to the odour issue. Can you please let XXX know that I have referred this via correspondence to both Margaret Keech and Michael Crandon on 4 December. I met personally with XXXXXX from the Beenleigh Yatala Motor Inn and drove around the area. Subsequently, I arranged for inspection by one of our Environmental Health Officers, who then visited three sites. I can do no more as the identified odours fell under the jurisdiction of Department of Environment and Resource Management. I have received confirmation from Michael Crandon that the matter is being further investigated.

There was one problem at the sewerage pump station opposite Yatala Pies and maintenance of that problem was resolved by Council in December.

regards
Donna.

Donna Gates
Councillor Division 1

STANMORE MOTOCROSS

While it is the opinion of YRA that the issues of Stanmore Motocross is one of personal opinion, YRA has asked for some necessary information to assist each and every one of you form your own opinion of the subject. An email was sent to the GCCC asking for specific noise monitoring levels and once we receive a reply this information will be forwarded directly to you. See email below (some names deleted for security purposes):

From: YRA
Sent: Friday, 29 January 2010 12:38 PM
To: 'dgates@goldcoast.qld.gov.au'; 'Division1'
Subject: Noise Monitoring Levels

Dear Donna,

Members of YRA are asking for specific information from Noise Monitoring Levels that have been carried out in the area or are specific to certain operations – see list below. GCCC will have access to these figures and this information will assist YRA Members to make an informed and individual decision in support or not of Stanmore Motocross. We kindly request the following form be completed and returned ASAP. This information will then be circulated to the YRA member database for their individual action.

Maximum noise levels at Noise sensitive place

Industrial Development

7am-6pm = Background + 5dbA= eg 44+5= 50dbA

6pm-10pm= Background + 5dbA= eg 35+5= 40dbA
10pm-7am= Background + 0dbA= eg 34+0 = 34dbA

Darlington Park Raceway – when it was fully operational as a raceway

7am-6pm = Background + ... dbA= ... dbA
6pm-10pm= Background + ... dbA= ... dbA
10pm-7am= Background + ... dbA= ... dbA
please advise actual excess levels...

Mike Hatcher Raceway

7am-6pm = Background + ... dbA= ... dbA
6pm-10pm= Background + ... dbA= ... dbA
10pm-7am= Background + ... dbA= ... dbA
please advise actual excess levels...

Stanmore Park Motocross

7am-6pm = Background + ... dbA= ... dbA
6pm-10pm= Background + ... dbA= ... dbA
10pm-7am= Background + ... dbA= ... dbA
please advise actual excess levels...

A fast response would be much appreciated as we know that you are seeking feedback on this matter.

Yours truly,
Cavell Dorman & Gai Drake

From: GATES Donna [mailto:DGATES@goldcoast.qld.gov.au]
Sent: Tuesday, 2 February 2010 2:43 PM
To: XXXXXXXXXXX
Cc: Division1
Subject: RE: NOISE MONITORING LEVELS

The information you requested on the maximum permissible noise levels can be provided, but will take time to prepare. Officers advise the answers are not quite as simple as they appear and, of course, the Darlington Park files are huge and archived somewhere! The Motorsports Officer was not ever involved in that issue, so it will take time to research.

If Stanmore Park is ultimately supported by Council as continuing, noise limits are obviously going to be of concern and a workshop would be held with the community as part of a broader Land Management Plan. The Plan would only be developed with residents' input after consultation and the sharing of information. This of course is premature - I truly don't know what the Club's future is at this point.

Donna.

A further email has been received from Donna Gates. See below (some names removed for security purposes):

From: GATES Donna [mailto:DGATES@goldcoast.qld.gov.au]
Sent: Monday, 8 February 2010 6:25 PM
To: XXXX
Cc: Division1
Subject: STANMORE

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Dear XXXX

Could you please advise your members that I managed to gain Council endorsement that the Stanmore Park decision be deferred for further discussion. The AVCA Petition of residents regarding non renewal of lease or licence to Albert District Motorcycle Club was presented to Full Council and a report will now come back to Community Services Committee.

The deferral requests that the CEO brings back a report to Council on the matters canvassed in Council resolution G091207.016 (parts 2, 3 and 4) having regard to changed circumstances including the following:

- A The State Government position on long term use of the proposed Staplyton site.
- B Additional noise being generated from Stanmore Park due to the impending closure of Reedy Creek
- C The State Government and regional Councils' position on a proposed new facility at Wyaralong

Mike Hatcher Speedway was endorsed for use by junior members on the basis that they achieve compliance with noise and other nuisance issues as dictated by Council.

I will keep you informed of progress.

kind regards
Donna.

Donna Gates
Councillor Division 1

AVCA / YRA

Following the Albert Valley Community Association's AGM in 2009, the new President of AVCA appeared to propose a consolidation of AVCA and YRA. This matter was discussed and it was decided that at this time and after all the past history of the reasons for the formation of YRA (refer to past newsletters) that YRA should remain as it is – an alliance of residents in Yatala focused clearly on the objectives that concern us all (issues from industry now / future and transport issues of Stanmore Road). Therefore an email was sent to the AVCA President – see below (some names deleted for security purposes)

From: YRA
Sent: Tuesday, 24 November 2009 12:02 PM
To: XXXXXXXXXXX
Cc: yra@yatala.info
Subject: YRA / AVCA COOPERATION

Dear Mr. XXXXX,

YRA Founder Member and YRA Stanmore Road Information Officer has stated that he was contacted by you on the 19th of November 2009 to canvas the possibility of AVCA and YRA communicating on matters crucial to the community.

YRA is happy to remain as our own entity keeping our members informed on a very regular basis on specific issues that affect the residents in this area.

YRA will gladly keep you informed if there are any critical changes arising, so you can inform AVCA and they can also respond as you and the AVCA Board sees as being appropriate.

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Should you require further information, please reply by email to: yra@yatala.info

NOTE: If you or any of your individual AVCA members wish to be a member of YRA all that is required is to email YRA with the name/s, address and email address. That information is stored in a secure area and no names or emails are transmitted to any person/s without permission of the person/s concerned.

Regards,

Cavell Dorman and Gai Drake
Co-Chairs
YRA

YRA has maintained their spirit of this email by forwarding information for Images Requests of Darlington Park (late November) and a copy of the email to the GCCC requesting Noise Monitoring Levels. Once the reply has been received from the GCCC it will also be forwarded to AVCA for their information and use if AVCA deems it appropriate.

CONCLUSION OF NEWSLETTER 6 – FIRST FOR 2010

YRA needs your continued feedback – communicate with us by email to yra@yatala.info

It should be stated again: YRA IS NOT AGAINST INDUSTRIAL DEVELOPMENT IN THE AREA – YRA JUST WANTS IT TO BE FAIR FOR ALL CONCERNED. Regardless of who gave and when it happened that permission for this beautiful residential area occurred, it must be recognised by all parties concerned (GCCC / State / Federal Governments / Industry current and future / Residents) that we all need to work together to have an outcome that is fair for all.